



GRASSROOTS
REALTY GROUP

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134 Diamond Drive SE
Calgary, Alberta

MLS # A2249760



\$955,000

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,503 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Private, See Remarks, Street Li		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks		

Inclusions: NONE

Open House 1-3:30 pm Saturday the 30th! A SPECTACULAR Property with SPECTACULAR Views! It's rare to find a house on the ridge of the Bow River Valley in Diamond Cove! This Former Show Home with developed walkout basement offers over 3,500 sq. ft. of living space, breathtaking views and direct access to the pathways. The very functional main floor plan meets all your needs! Engineered Wood Floor throughout the whole house! Through front door to your right side, you will find the living area and the formal dining room full of sunshine, steps back, you will love the size of this kitchen with a spacious island, cabinets and counter space to spare. The great family room is spacious with fireplace. Don't forget your home office with good size on the main floor as well! Upstairs, the primary retreat features walk-in closet, and a renovated ensuite with river views, two additional good-sized bedrooms and another full bath with skylight round out the upper level. The lower walkout has a wonderful living area and two bedrooms and full bath. Recent Years Upgrades included: Engineered Wood Floor, Kitchen and bathroom Granite Counter. Master Ensuite Renovated and Yard Works etc. Enjoy the tranquility of the Bow River while being just minutes to schools, shopping, Deerfoot Trail, and all the conveniences of South Calgary. A truly special home in an unbeatable location—book your showing today!